SELLER'S PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS 159 Fairwood Blvd Theye AL 36532

Please answer all questions. If your response to any question is "Yes" or "Unknown", explain on a separate sheet of paper and attach hereto.

A. HOUSE SYSTEMS

	YES	NO	UNKNOWN
Are you aware of any problems affecting:	☐	☑	☐
a. Electrical wiring?	☐	☑	☐
b. Air Conditioning?	☐	☑	☐
c. Plumbing?	☐	☑	☐
d. Heating?	☐	☑	☐
e. Pool/ Hot tub/ Spa?	☐	☐	☐
f. Appliances?	☐	☑	☐

B. LAND/FOUNDATION

	YES	NO	UNKNOWN
a. Are you aware of sliding, settling, movement, upheaval, or earth stability problems that have occurred on your property or in the immediate neighborhood?	☐	☑	☐
b. Are you aware of any defects or problems relating to the foundation?	☐	☑	☐

C. ROOF

	YES	NO	UNKNOWN
a. Type? Metal - Bronze Fortified	☐	☐	☐
b. Age? Aug 2021	☐	☐	☐
c. Has the roof ever leaked?	☐	☑	☐
d. Has the roof ever been repaired?	☐	☑	☐
e. Do you know of any problems with the roof?	☐	☑	☐

D. SEWAGE

	YES	NO	UNKNOWN
a. Is the property connected to a public sewer?	☑	☐	☐
b. Is there a septic tank/cesspool system?	☐	☐	☐
c. Are you aware of any problems relating to the septic tank/cesspool/sewer systems?	☐	☐	☐

E. DRAINAGE/WATER

	YES	NO	UNKNOWN
a. Is this property located in a flood plain zone?	☐	☑	☐
b. Has the property ever had a flood or drainage problem?	☐	☑	☐

F. BOUNDARIES

	YES	NO	UNKNOWN
a. Have you ever had a survey of your property done?	☑	☐	☐
b. Do you know the boundaries of your property?	☑	☐	☐
c. Are the boundaries of your property marked in anyway?	☐	☐	☐

G. ADDITIONS/REMODELS

	YES	NO	UNKNOWN
a. Were any additions or changes made to the property by former owners?	☐	☐	☑
b. Were all necessary permits and government approvals obtained for additions or changes?	☐	☐	☑
c. Were any additions or changes made to the property by you?	☑	☐	☐
d. Were all necessary permits and government approvals obtained for additions or changes?	☑	☐	☐

New Roof 2021
Carport added 2014

H. HOMEOWNERS ASSOCIATION

	YES	NO	UNKNOWN
a. Is the property subject to rules or regulations of any homeowner's association?	☐	☑	☐
b. Are you aware of any problems relating to any common area?	☐	☐	☐
c. Are you aware of any condition which may result in an increase in assessments?	☐	☐	☐
d. Monthly HOA/COA dues? $ ———	☐	☐	☐

e. Name & Phone of HOA/COA Contact _____

I. NEIGHBORHOOD

	YES	NO	UNKNOWN
a. Is there any unusual amount of noise from any source (airplanes, schools, traffic, etc.) that affects this property?	☐	☐	☐
b. Are there any other neighborhood conditions or problems affecting this property?	☐	☐	☐

J. MISCELLANEOUS

	YES	NO	UNKNOWN
a. To your knowledge, does the property have any unreaformaldehyde or asbestos materials used in construction?	☐	☑	☐
b. Do you know of any violations of local, state or federal government laws or regulations relating to this property?	☐	☑	☐
c. Has property ever had termites or other wood boring insects?	☐	☑	☐
d. Are you aware of any encroachments or unrecorded easements relating to this property?	☐	☐	☐
e. Are you aware of any existing or threatened legal action affecting this property?	☐	☑	☐
f. Are you aware of any problems with driveways, walkways, patios, retaining walls or party walls?	☐	☑	☐
g. Are there any unusual bonds or assessments that apply to this property?	☐	☑	☐

K.

	YES	NO	UNKNOWN
a. Is there a Termite Contract on the house?	☑	☐	☐

b. If yes, is it for replacement or retreatment? ~~Arrow~~ Replacement.

c. Is there a Formosan Rider? _____

d. Name or Pest Control Company: Arrow

Phone #: _____

e. Date of Contract Renewal June 2024

L. REPORTS

Please attach copies of all existing reports and documents, i.e.:

a. Survey
b. Inspection Reports
c. Building Permits
d. Soil Reports
e. Termite /Pest Control
f. Engineering Reports

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOVE. BELLATOR REAL ESTATE & DEVELOPMENT, LLC IS HEREBY AUTHORIZED TO FURNISH THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER. THIS INFORMATION IS PROVIDED BY THE SELLER. BELLATOR REAL ESTATE & DEVELOPMENT, LLC CANNOT REPRESENT THIS INFORMATION IS TRUE.

Seller _____ Date 3-11-25

Seller _____ Date 3-11-25

Witness _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Witness _____ Date _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.